

## \$350,000 - 11 903 Rutherford Road, Edmonton

MLS® #E4452273

**\$350,000**

2 Bedroom, 2.50 Bathroom, 1,683 sqft

Condo / Townhouse on 0.00 Acres

Rutherford (Edmonton), Edmonton, AB

Executive townhome with two primary suites! Whether you are a first-time buyer, a professional couple, have a teenager who wants their own space, or just want a non-generic townhome, this property is for you! Your 1,683 sq.ft. CORNER unit has you entering through the double attached garage. The partial basement is fully finished and can be a third bedroom, office, or second living room. The main floor is very spacious with a great layout that showcases a large living room, dining area, and kitchen with tons of counter and cabinet space. The upper level has the huge primary bedroom with walk-in closet and full bathroom. The second suite is also well adorned with the same features. Outside you have a good-sized deck that faces a green space so that your view is more appealing than just looking at a parking lot or other units. Located close to the Henday, South Common, and many parks, schools, and more, this is an ideal property for you to consider.

Built in 2003

### Essential Information

MLS® # E4452273

Price \$350,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,683             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 11 903 Rutherford Road |
| Area        | Edmonton               |
| Subdivision | Rutherford (Edmonton)  |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6W 1N9                |

### Amenities

|                |                                                                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Parking-Visitor, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In |
| Parking Spaces | 4                                                                                                                                                |
| Parking        | Double Garage Attached, Over Sized                                                                                                               |
| Is Waterfront  | Yes                                                                                                                                              |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Stories           | 3                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Partial, Finished                                                                                                      |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond, View Lake |
| Roof              | Asphalt Shingles                                                                                                              |
| Construction      | Wood, Vinyl                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 11                |
| Zoning         | Zone 55           |
| Condo Fee      | \$413             |

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Listing information last updated on August 21st, 2025 at 4:47am MDT